Ebbsfleet
DEVELOPMENT CORPORATION

RESIDENT'S PLANNING GUIDE

CABLE WHARF, NORTHFLEET

Introduction

This guide is for residents of Cable Wharf to provide an overview of the development and specific planning matters for the development, as well as how it relates to the wider Ebbsfleet Garden City.

Figure 1: Cable Wharf Planning Layout Plan.

Cable Wharf Overview

A summary of the approved development at Cable Wharf is provided below:

- 598 homes, including a mix of private and affordable housing amongst high density riverside apartments and lower density family houses
- Retail Floorspace (Shops, Financial and professional services and/or Restaurants and cafes)
- Public Open Spaces including a Riverside Promenade, Waterfront Play Park, Community Square and Italian Gardens
- Two form entry primary school
- Realignment of Crete Hall Road to facilitate Fastrack bus access
- A mix of private, communal and visitor car parking spaces and cycle parking spaces
- Shared Cycle Route
- Ancillary landscaping including street verges and native hedgerows

The residential developer for Cable Wharf is Keepmoat Homes Ltd. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.

Additional Background Information

Cable Wharf, which is part of Northfleet Embankment East, is some 12 hectares in area and one of two key development sites on the Northfleet Riverside on the south bank of the River Thames. The corresponding site to Northfleet Embankment East is Northfleet Embankment West. Northfleet Riverside will re-connect the existing communities with the River Thames providing a range of high quality housing, jobs and recreational places.

Northfleet Embankment East is a former industrial site north of London Road, used for a range of activities including aggregates works and electrical works (AEI Cable Works). The former Northfleet Power Station was previously commissioned in the vicinity as a coal-fired, and then later, oil-fired, power station on the bank of the Thames. A former pleasure gardens occupied the land prior to industrial use over 100 years ago, the Rosherville Pleasure Gardens, which opened in 1837 and later closed in 1913. There are various heritage assets at the site today. Assets include the locally listed Art Deco "Henley Building", former air raid shelter complex within the cliffs, the former Old Sun Inn Public House, a Grade II Listed Bear Pit buried and preserved beneath the ground and a Grade II Listed Cliff Top Entrance and Tunnelled Stairway through the cliff.

Ebbsfleet Development Corporation (EDC)

Ebbsfleet Development Corporation (EDC) is an organisation created in 2015 to speed up and oversee the delivery of up to 15,000 homes and create a 21st Century Garden City in North Kent. This includes using public funds to deliver facilities that would support the Garden City such as private infrastructure (electricity water, etc) as well as public infrastructure (roads, schools etc).

EDC are also the Local Planning Authority and so applications for planning permission within the Garden City Area, which would previously have been made to the Borough Councils of Dartford and Gravesham, now need to be made to the EDC Planning Team.

EDC have produced the Ebbsfleet Implementation Framework, which sets out our vision for the Garden City. Further information, including copies of the full and summary versions of the Framework, is available from the following page of the EDC website: **https://ebbsfleetdc.org.uk/the-vision/**.

Figure 2: Ebbsfleet Implementation Framework Image - Westwards along the Thames Embankment on Northfleet Riverside (artists impression)

Other Website Links

- A new page for our growing communities with items like the popular blog, the community investment fund, Edible Ebbsfleet and creative ideas fund can be found here: **https://ebbsfleetdc.org.uk/community/**.
- A new events page listing things are that going on in the Garden City and beyond can be found here: **https://ebbsfleetdc.org.uk/events/**.
- The news section continues to grow and is updated almost daily. Details available here: **https://ebbsfleetdc.org.uk/news-archive/**.
- An interactive map is available showing what projects the EDC is working on. This can be viewed here: **https://ebbsfleetdc.org.uk/ebbsfleet-garden-city/**.
- There is also a parks section on the website, showing what we're working on across the EDC: **https://ebbsfleetdc.org.uk/projects/parks/**.

Northfleet Embankment East Planning History

All planning applications within the Garden City Area made to the EDC Planning Team are available to view from the following page of the EDC website: **http://applications.ebbsfleetdc.org.uk/online-applications/**. On the page, the Simple Search tool can be used to search for planning applications by a keyword, reference number, postcode or single line of an address.

A list of the reference numbers of the principal planning applications associated with Cable Wharf is provided below:

- EDC/17/0038 (Hybrid planning permission - part full and part outline)
- EDC/19/0049 (Variation to original hybrid permission)

Householder Planning Applications

When Planning Permission is required

Planning permission is required for development of land, which is defined in the *Town and Country Planning Act 1990 (as amended)* as:

- Building, Mining, Engineering Works or other Operations; or
- Material Changes of Use.

When Planning Permission is not required

The following are some examples of works that do not constitute 'development' and therefore do not usually require planning permission:

- Works which would affect only the interior of your home (excluding change of use)
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.
- Like-for-like replacement of doors and windows within the existing openings for a similar design, material and colour. Please note that this only applies to houses, not apartments nor flat over garage units/coach houses.

Permitted Development Rights

Secondary legislation allows certain development to proceed without applying for planning permission, subject to falling within the limits and conditions specified in the following legislation. This is often called 'Permitted Development' and is set out in the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* – herein referred to in this document as the GPDO.

Further information on permitted development rights is available from the following independent links:

- **https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2**
- **https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance**

Permitted Development Rights at Cable Wharf

The site layout and design of properties within each phase of Cable Wharf were carefully considered, for example the size of gardens, positions of windows facing towards other properties, and the appearance that properties have on the street.

To protect living conditions of residents and the appearance of the development as a whole, some permitted development rights for Cable Wharf were removed when planning permission for the outline consent was granted. The table below provides a summary of the main permitted development rights for houses at Cable Wharf, indicating which rights remain and which have been removed, together with advice on applications for planning permission.

Please note that this table only applies to houses. Apartments and flat over garage units/coach houses do not benefit from permitted development rights.

Part 1 Class A - Enlargement, Improvement or Alterations

Description	Covers enlargement, improvement or alterations to a house such as rear or side extensions, conservatories, garage conversions, or amendments to existing external features such as entrance canopies, windows and doors.
General Advice	Permitted Development rights in Class A are restricted at Cable Wharf, for certain properties (see below). **Doors and Windows** Like-for-like replacement of doors and windows on houses for a similar design, material and colour can be made without seeking planning permission. Please note this does not apply to works which would re-size existing doors and windows or works which would create additional doors and windows. No additional window, door or other form of opening other than those on the approved drawings are allowed above the ground floor level in any side elevation of the dwellings highlighted in Figure 3 without planning permission. Additionally, any side elevation windows above the ground floor level in the dwellings highlighted in Figure 3 are required to be fixed/ top hung and fitted with obscured glazing. This glazing is permitted only at all times.

Figure 3: Cable Wharf Planning Layout Plan showing dwellings requiring planning permission for works covered by Class A. These dwellings correspond with plot numbers: 11, 16, 27, 32, 33, 36, 40, 67, 71, 74, 98, 121, 124, 131, 134, 149, 154, 172, 179, 190, 203 and 214.

Part 1 Class B - Additions to Roofs

Description	Covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows.
General Advice	Permitted Development rights in Class B have been removed so planning permission will be required for such works. **Dormer Windows** Proposals for dormer windows should preserve the character of the property, be sympathetic to the host dwelling and protect amenity of adjoining properties. Materials used externally should be similar in appearance to those of the main property. Front dormer windows are unlikely to be considered appropriate in locations where they are not present on other nearby properties.

Part 1 Class C - Alterations to Roofs

Description	Covers other alterations to roofs which do not enlarge the house such as re-roofing or the installation of roof lights/windows.
General Advice	Permitted Development rights in Class C have not been removed so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class D - Porches

Description	Covers building a porch outside an external door.
General Advice	Permitted Development rights in Class D have not been removed so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class E - Outbuildings

Description	Covers the provision of buildings and other development within the curtilage of the house.
General Advice	Permitted Development rights in Class E have not been removed so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO. **Larger Outbuildings** Should you wish to construct an outbuilding beyond the limits and conditions allowed for in the GPDO, planning permission will be required. Planning applications for larger outbuildings will be considered on their own merits but shall generally be expected to be sympathetic to the main dwelling house and garden in terms of size, height and scale. The design of outbuildings should also avoid impacting on neighbouring properties in terms of overlooking or overshadowing and should not have an overbearing visual impact on neighbouring properties or the street scene.

Part 1 Class F - Hard Surfaces

Description	Covers the provision of hard surfaces such as paving or tarmac within the curtilage of the house.
General Advice	Permitted Development rights in Class F have not been removed so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO. **Replacement Hard Surfaces** Proposals would be expected to match material of the existing hard surface and relate to those of neighbouring properties. **Soft Landscaping** The soft landscaping around your home, particularly within front garden areas, will often form part of the approved design of Cable Wharf and is required to be retained for at least 5 years following planting. It has been designed to provide a good quality public realm, screen car parking, and also to attenuate surface water. Should you wish to remove or alter soft landscaping next to a road, in a side or front garden, we recommend contacting us with details of the changes you wish to undertake. We can then provide comments and guidance on whether planning permission would be required. It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.

Part 1 Class G

Description	Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.
General Advice	Permitted Development rights in Class G have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class H

Description	Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes and TV aerials.
General Advice	Permitted Development rights in Class H have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 2 Class A - Gates, Fences, Walls etc

Description	Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
General Advice	Permitted Development rights in Class A have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 2 Class B - Means of Access to a Highway

Description	Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road.
General Advice	Permitted Development rights in Class B have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO. It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company. Separate consent will also be required from Kent County Council for dropped kerbs on adopted roads and you are advised to contact them for further advice.

Part 2 Classes C, D, E and F

Description	Covers Exterior Painting (Class C), Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F).
General Advice	Permitted Development rights in Classes C, D, E and F have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Further Information

Pre-Application Advice

EDC encourages pre-application discussions where we can advise whether proposed changes to your home would likely be approved and the documentation that you would need to submit. Advice given is an officer opinion and does not confirm that a proposal would be approved at application stage, however, it can help to resolve issues and simplify processing of your application later.

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact a member of the EDC Planning Team on:
(telephone) **0303 444 8832** or email **edcplanning@ebbsfleetdc.org.uk**.

Depending on the nature of your proposal we may need further information and drawings to advise you fully, and ask you to complete a pre-application request form, which is available from the following web page:
https://ebbsfleetdc.org.uk/planning/planning-information/.

Submitting a Planning Application to EDC

Further information on submitting a planning application to EDC is available from the following page:
http://ebbsfleetdc.org.uk/planning/planning-application/.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page:
http://applications.ebbsfleetdc.org.uk/online-applications/

Lawful Development Certificates

The EDC Planning Team can provide an informal officer opinion on whether a proposal falls within permitted development rights, or if it would require planning permission. This does not however provide immunity from enforcement action by EDC if the proposal is carried out and later considered to require planning permission.

To formally confirm whether your proposal falls within permitted development rights and therefore does not require planning permission, an application can be made for a 'Lawful Development Certificate'. This service is provided by Gravesham Borough Council for the Cable Wharf site. Further information and details of how to apply for a Lawful Development Certificate are available from the following page:

https://www.gravesham.gov.uk/home/planning-and-building/do-i-need-planning-permission/overview

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building Regulations is available from Gravesham Borough Council on the following page:
https://www.gravesham.gov.uk/home/planning-and-building/building-regulations/overview

Further Information

If you would like further advice on planning matters within the EDC area, please contact the Planning Team:
on **0303 444 8832** or email **edcplanning@ebbsfleetdc.org.uk**.

Important Note

This guide is intended to provide general advice. It should not be relied upon, or taken to be, a full interpretation of the law. EDC are also not responsible for the content of external website links.

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